

**Site Contact Information**

**Broker:** Larsen, Paul  
**Company:** Brigham City Corporation  
**Phone:** 435-734-6603  
**E-mail:**  
plarsen@brighamcity.utah.gov

**Local Economic Development Contact**

**City/County:** Brigham City  
**ED Contact:** Paul Larsen  
**E-mail:**  
plarsen@brighamcity.utah.gov  
**Phone:** 435-734-6603

**Keller Property**

**Property Type:** Light Industrial, Office/Tech/R&D Park

**Street:** 100 N 1200 W  
**City:** Brigham City  
**County:** Box Elder  
**State:** Utah  
**Zip Code:** 84302  
**Description:** Vacant pasture land adjacent to Autoliv ASP Brigham City plant. Frontage on 1200 W. I-15 interchange within .80 mile. Fiber optic cable on site. Utilities available in 1200 W.

**Acreage**

**Total Acreage:** 15 acres  
**Divisible Minimum Acres:** 15 acres  
**Divisible Maximum Acres:** 15 acres

**Price (Sale or Lease)**

**Sale Price (Total/Per Acre or PSF):** \$1,300,000/\$84,690 per acre USD  
**Lease Price (per Acre or PSF):** Negotiable USD  
**Lease Type (if applicable):** Negotiable  
**Minimum Lease Term (years):** Negotiable

**Building**

**Total Building Square Footage:** 0 square feet  
**Minimum Available SF:** 0 square feet  
**Maximum Available SF:** 0 square feet  
**Divisible:** N/A  
**Site Acreage Available for Development:** Yes  
**Year Built:** 0  
**Concrete Floor Thickness:** N/A  
**Ceiling Height (industrial):** N/A  
**Number of Dock-high Doors:** N/A  
**Number of Ground-level Doors:** N/A  
**Office Space Classification:** N/A  
**Capacity of Crane:** N/A  
**Parking Stalls:** N/A

**Distance to Major Interstate**

**Distance:** 1 miles

**Distance to International Airport**

**Distance:** 61 miles

**Rail**

**Rail Available:** No  
**Provider:** N/A  
**Siding Available:** N/A  
**Spur Dedicated:** N/A  
**If No, Distance to Nearest Line:** 1 miles  
**Distance to Nearest Intermodal Facility:** 25 miles

**Telecommunications Service**

**Provider Name:** UTOPIA

**Type of Service:** Fiber  
**Redundant Fiber:** Possible

#### Electric Service

**Service Provider:** Brigham City Light and Power

**Local Utility Representative:**  
Dave Burnett, (435) 734-6623, dburnett@brighamcity.utah.gov

**KVA/Phase/Voltage:** N/A - Vacant site

**Redundant Power:** Possible

#### Natural Gas Service

**Service Provider:** Brigham City Waste Treatment Department

**Local Utility Representative:**  
Darren Rhees, (801) 395-6734, darren.rhees@questar.com

#### Sewer Service

**Service Provider:** Brigham City Waste Treatment

**Local Utility Representative:**  
Raymond Poulson, (435) 734-3146, rpoulson@brighamcity.utah.gov

#### Water Service

**Service Provider:** Brigham City Water Department

**Local Utility Representative:**  
Rene Cedillo, 435-723-1482, rcedillo@brighamcity.utah.gov

#### Misc.

**Phase I Environment Report Available:** No  
**Geo-technical Assessment Available:** No  
**Wetlands:** Possible  
**Brownfield:** N/A  
**Zoning:** A-5  
**Foreign Trade Zone:** No  
**Enterprise Zone:** No  
**New Market Tax Credits:** Not Eligible

#### Taxes

**Individual Income Tax Rate (max):** 5.0 %  
**Corporate Income Tax Rate:** 5.0 %

#### State Incentives

<http://www.edcutah.org/businessincentives.php>

#### Date of Qualification

**Initial Qualification:** 7/28/2010  
**Updated:** 7/15/2011